FROM:

Columbus Appraisal Company, Ilc

PO Box 1946 Powell, OH 43065

Telephone Number: 1-614-553-7625 Fax Number:

TO:

Karen Hamilton

The Law Firm of Karen E. Hamilton

31 E. Whittier

Columbus, OH 43206

Telephone Number: 614-443-7920 Fax Number: 614-443-7922

Alternate Number: E-Mail: Karen@KarenHamiltonLaw.net

**INVOICE** 

15445

DATE

08/07/2015

REFERENCE

Internal Order #: 15445

Lender Case #:

Client File #: BK#15-54161

Main File # on form: 15445

Other File # on form: BK#15-54161

Federal Tax ID: Employer ID:

## **DESCRIPTION**

Lender: The Law Firm of Karen E. Hamilton Client: The Law Firm of Karen E. Hamilton

Purchaser/Borrower: Kenneth Nekic Property Address: 368 E Whittier St

City: Columbus

County: Franklin State: OH Zip: 43206

Legal Description: WHITTIER ST BLESCH & KREMER LOT 119

FEES AMOUNT

RVE - BK - Franklin County 175.00

SUBTOTAL 175.00

PAYMENTS AMOUNT

Check #: Date: Description:
Check #: Date: Description:

Check #: Date: Description:

SUBTOTAL 0.00

**TOTAL DUE** \$ 175.00

Case 2:15-bk-54161 Doc 23 Filed 08/19/15 Entered 08/19/15 15:47:17 Desc Mair Document Page 2 of 7

# **APPRAISAL OF REAL PROPERTY**



## **LOCATED AT**

368 E Whittier St Columbus, OH 43206 WHITTIER ST BLESCH & KREMER LOT 119

#### **FOR**

The Law Firm of Karen E. Hamilton 31 E. Whittier Columbus, OH 43206 BK# 15-54161

## AS OF

08/07/2015

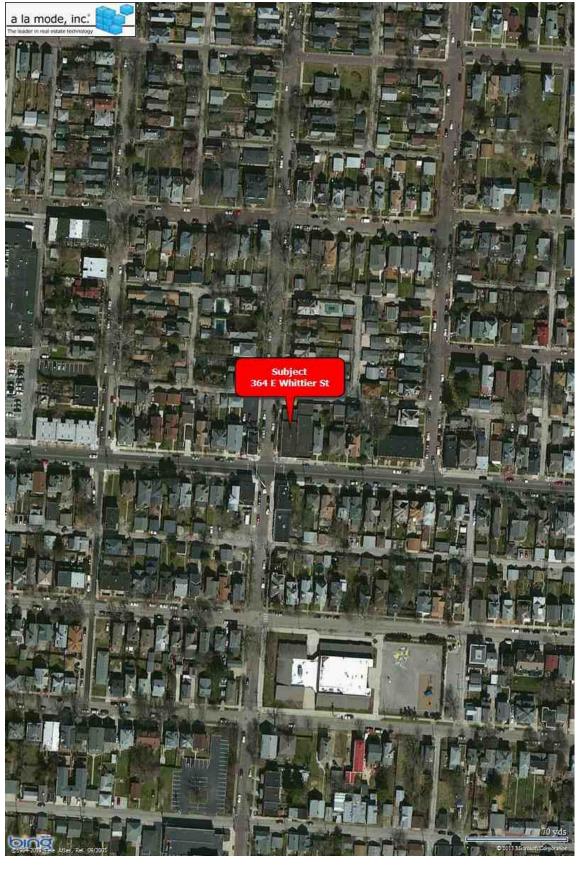
#### BY

Benjamin C. Todd

Columbus Appraisal Company, LLC
PO Box 1946
Powell, OH 43065
614-553-7625
info@appraisecolumbus.com
CAC-legalappraisals.com

Case 2:15-bk-54161 Doc 23 Filed 08/19/15 wEntered 08/19/15 15:47:17 Desc Main

		DOGUMENI Paue 5 OF /		
Borrower/Client	Kenneth Nekic			
Property Address	368 E Whittier St			
City	Columbus	County Franklin	State OH	Zip Code 43206
Lender	The Law Firm of Karen E. Hamilton			



Form MAP LT.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

# Case 2:15-bk-54161 Doc 23 Filed 08/19/15 Entered 08/19/15 15:47:17 Desc Main **Supplemental Addengum** of 7

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Borrower/Client	Kenneth Nekic			
Property Address	368 E Whittier St			
City	Columbus	County Franklin	State OH	Zip Code 43206
Lender	The Law Firm of Karen F Hamilton			

# **RESTRICTED NARRATIVE APPRAISAL**

#### **VALUE IS 'SUBJECT TO':**

THE ESTIMATED VALUE NOTED WITHIN THIS REPORT IS 'SUBJECT TO' the extraordinary assumption that the interior of the property is in similar condition to the exterior, as the subject was inspected from the exterior only.

#### **'EXTRAORDINARY ASSUMPTION'**

Use of the 'extraordinary assumption' may have affected the results of this appraisal.

#### SUBJECT PROPERTY:

368 Whittier Ave, Columbus, OH 43206

Parcel #010-018728-00 Owner: Kenneth A. Nekic

Property Class: Commercial

Land Use: 420 - Small Retail Structure <10,000 SF

Use Code: Retail Store Square Footage: 2,880 SF

Year Built: 1950 Net Annual Tax: \$5,201.88

Auditors Assessment: \$184,000

The subject property is classified as a commercial property with a usage designation of (420) small retail structure. The subjects marketplace is in the area know as German Village in Columbus, Ohio. The area consist mainly of older small retail structures and small commercial development with a mix of older single family and multi-family homes. The area has historical significance with many of the properties registered with the National Historical Society.

The subject property appears to be in below average overall condition. The exterior shows minor signs of deferred maintenance.

#### **PRIOR APPRAISAL:**

I have performed appraisal services regarding the property that is the subject of this appraisal within the prior three-years preceding the acceptance of this assignment.

#### **Subject Prior Listing History:**

MLS#28687: Active: 07/23/1985, \$449,000 Expired: 04/30/1996 DOM: 279

# COMPARABLE SALES / ANALYSIS:

Limited Analysis:

The availability of comparable sales of commercial properties in the subjects marketplace have been limited over the past several years. The properties below have been used in a limited analysis of commercial properties in the subjects marketplace.

C1: 1132 Parsons Ave,	Columbus, OH 43206:	Sold 03/2015,	3162 sf, Retail/Residential -	\$37,000
C2: 827 Parsons Ave,	Columbus, OH 43206:	Sold 04/2014,	3,528 sf, Retail/Residential -	\$95,000
C3: 960 Parsons Ave,	Columbus, OH 43206:	Sold 03/2015,	11,830 sf, Retail/Residential -	\$229,900
C4: 1336 Parsons Ave,	Columbus, OH 43206:	Sold 03/2013,	3599 sf, Retail/Warehouse -	\$27,000
C5: 333 E. Livingston Ave,	Columbus, OH 43215:	Sold 06/2012,	3,440 sf, Retail/Warehouse -	\$200,000

Estimated Value as of 08/07/2015: \$160,000

#### **COURT TESTIMONY/APPEARENCE:**

The appraiser will not give testimony or appear in court because he performed an appraisal of the subject property without compensation for such testimony. Compensation for testimony is one hundred and fifty dollars (\$150) for travel to and from the court, (US Bankruptcy Court, Columbus, OH) including the first hour in court, and one hundred dollars (\$100) for each additional hour.

	9/15 Entered 08/19/15 15:47:17 Desc Main
Borrower/Client Kenneth Nekic Document Property Address 368 E Whittier St	Page 5 of 7 File No. 15445
City Columbus County	Franklin State OH Zip Code 43206
Lender The Law Firm of Karen E. Hamilton	
APPRAISAL AND REPORT IDENTIFICATION	
This Report is one of the following types:	
Appraisal Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted (A written report prepared under Standards Rule Appraisal Report restricted to the stated intended use by the specifie	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, d client or intended user.)
Comments on Standards Rule 2-3	
I certify that, to the best of my knowledge and belief:	
- The statements of fact contained in this report are true and correct.	
- The reported analyses, opinions, and conclusions are limited only by the reported ass analyses, opinions, and conclusions.	sumptions and limiting conditions and are my personal, impartial, and unbiased professional
- Unless otherwise indicated, I have no present or prospective interest in the property t	hat is the subject of this report and no personal interest with respect to the parties involved.
<ul> <li>Unless otherwise indicated, I have performed no services, as an appraiser or in any comperiod immediately preceding acceptance of this assignment.</li> </ul>	other capacity, regarding the property that is the subject of this report within the three-year
- I have no bias with respect to the property that is the subject of this report or the par	ties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting	predetermined results. ment or reporting of a predetermined value or direction in value that favors the cause of the
client, the amount of the value opinion, the attainment of a stipulated result, or the occu	
	epared, in conformity with the Uniform Standards of Professional Appraisal Practice that
<ul><li>were in effect at the time this report was prepared.</li><li>Unless otherwise indicated, I have made a personal inspection of the property that is</li></ul>	the subject of this report.
	ance to the person(s) signing this certification (if there are exceptions, the name of each
individual providing significant real property appraisal assistance is stated elsewhere in	тпіз герогі).
<b>Reasonable Exposure Time</b> (USPAP defines Exposure appraised would have been offered on the market prior to the hypothetical companion of Reasonable Exposure Time for the subject property and	onsummation of a sale at market value on the effective date of the appraisal.)
Comments on Appraisal and Report Identifi	
Note any USPAP-related issues requiring disclosure and any s	tate mandated requirements:
APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
	,
The co	
Signature:	Signature:Name:
Name: Benjamin C. Todd	Name:
State Certification #:	State Certification #:
or State License #: 2005004048 State: OH Expiration Date of Certification or License: 06/22/2016	or State License #:State: Expiration Date of Certification or License:
Date of Signature and Report: 08/10/2015	Date of Signature:
Effective Date of Appraisal: 08/07/2015  Inspection of Subject: None Interior and Exterior Exterior-Only	Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 08/07/2015	Inspection of Subject: None Interior and Exterior Exterior-Only  Date of Inspection (if applicable):

# Case 2:15-bk-54161 Doc 23 **Priotograph** 15 de tentre de 08/19/15 15:47:17 Desc Main Document Page 6 of 7

Borrower/Client	Kenneth Nekic			
Property Address	368 E Whittier St			
City	Columbus	County Franklin	State OH	Zip Code 43206
Lender	The Law Firm of Karen F. Hamilton			



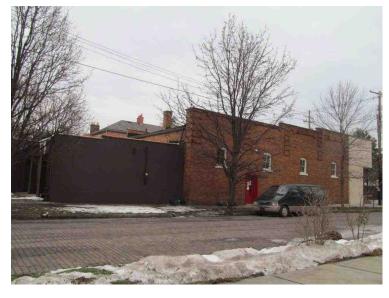


FRONT FRONT





REAR REAR





SIDE SIDE

# Case 2:15-bk-54161 Doc 23 Filech 98/19/15 photogred 08/19/15 15:47:17 Desc Main Document Page 7 of 7

Borrower/Client	Kenneth Nekic	- a common and a c				
Property Address	368 E Whittier St					
City	Columbus	County Franklin	State	ОН	Zip Code	43206
Lender	The Law Firm of Karen F. Hamilton					





1132 Parsons Av

827 Parsons Av





960 Parsons Av

1336 Parsons Av



330 E Livingston Av